

5.3 SCALE AND MASSING (CONTINUED)

5.3.3 HEIGHT AND FORM

As shown in adjoining figures, building storey heights increase from 23 to 29 storeys. The height of the building has been increased by 27m (to 127.2m AOD), with the high point representing the peak of the sloped roof. This compares to 100.00m AOD for the currently 2017 approved with amendment hotel scheme.

The revised design is intended to maintain the slender profile of the consented NDP Hotel when viewed from the north and south, respecting the linear experience of the Conservation Area. The increase in height is intended to enhance the building's role as a legible landmark along the High Road. This, in conjunction with a reduction in the overall length of the east and west elevations, adds to the slenderness of the building, creating larger gaps to its neighbours and the opportunity for improved day light penetration to the podium level creates better open space at podium level improving the open space experience at podium level.

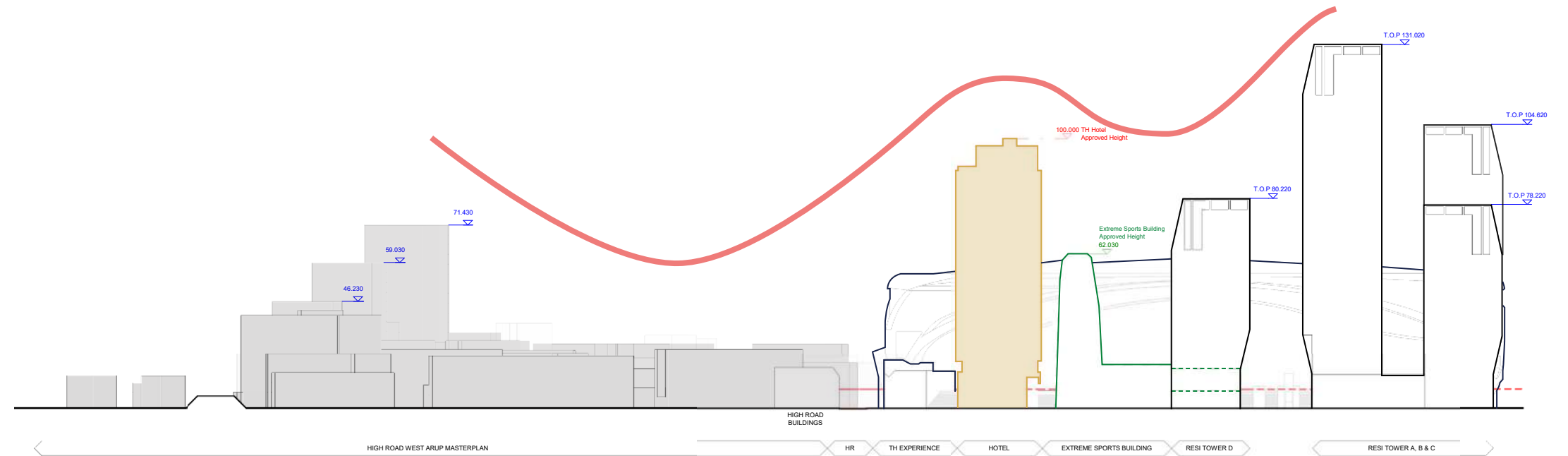


FIGURE 123. Park Lane Illustrative Elevation in Context With Adopted 2016 ARUP Masterplan Parameters

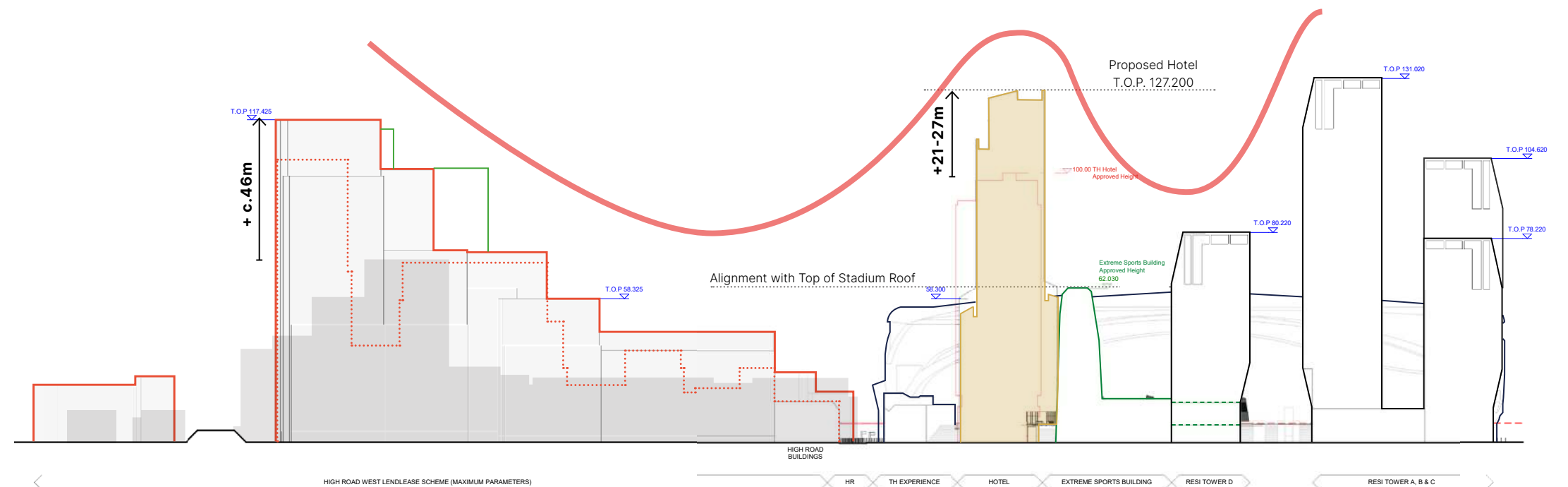


FIGURE 124. Park Lane Illustrative Elevation in Context with (HRW) Approved 2022 Lendlease Scheme

5.3 SCALE AND MASSING (CONTINUED)

5.3.4 STEPPED FORM

The tower is broken down into a hierarchy of three stepped elements when viewed from any one angle from the north or south. The stepped breaking down of the massing reduces the plan form of the building as it vertically rises, serving to diminish the scale of the building towards the top and leading the eye upwards to a refined and dynamic spire like termination.

Each step in the tower forms an accessible terrace associated with the internal uses of the building. The lower steps at the top of the 'folding blade' elements providing the 'roof top' restaurant and other amenities associated with hotel guest uses on the south; and the outdoor residential shared amenity terrace on the north side. The upper step within the 'planar blades' element forms accessible private roof terraces to the individual apartments.

The steps are articulated in such a way that when viewed from the north or south along the High Road they present as a balanced group of three separate, but related components, linked by the full height recessive infills, which further break down the overall massing and preserve the emphasis on the vertical.



FIGURE 125. View from High Road and Park Lane Junction



FIGURE 126. Aerial View of Private Residential Terraces



FIGURE 127. Aerial View Shared Amenity Terrace



FIGURE 128. Aerial View of Residential Amenity Terrace

5.3 SCALE AND MASSING (CONTINUED)

5.3.5 SITE LAYOUT

Through the development of the revised brief, and working with specialist operator and designer input, it was clear that the Hotel plan form would require a revised approach to the layout to accommodate the additional vertical circulation required by new regulations with regards to fire safety.

The most significant of these necessitating a separation of building user groups, i.e. hotel guest from private residential, both with independent vertical cores and escape routes. In turn, due to the proposed height of the building, regulations also required that each of these cores had two egress stairs serving them. The 2016 approved plan form would not be wide enough to accommodate this additional floor space efficiently or viably, therefore a central core plan was developed with the hotel room accommodation to the perimeter. The overall effect was to widen the building plan by c.8m in the east-west orientation, however, this allowed for a shortening of the plan form length by c.5m and c.11m in the north south axis.

Whilst a significant adaptation to the approved plan form, it was desired to retain the overall slenderness of the approved scheme profile, as well as reuse the maximum amount of the as built foundations and super structure. Given the approved hotel building's successful relationship with the Tottenham Experience and the townscape views along the High Road when viewed from the south, it was decided to retain the setting back and plan profile of the revised hotel proposals along the west façade facing the Tottenham Experience.

The developed plan of the proposed scheme, linked with the stepped vertical massing, has allowed the benefit of the increasing the gap to the Stadium's southern façade over that of the approved scheme. This set back sits at 20m at podium level, up to 26m at the top of the building, affording more legibility of the building from the east and west views, and increasing visibility of the landmark Stadium building. The widened set back also allows more daylight to penetrate to the external spaces at ground/ podium level.

KEY

- High Road family group
- Residential family group
- Stadium family group

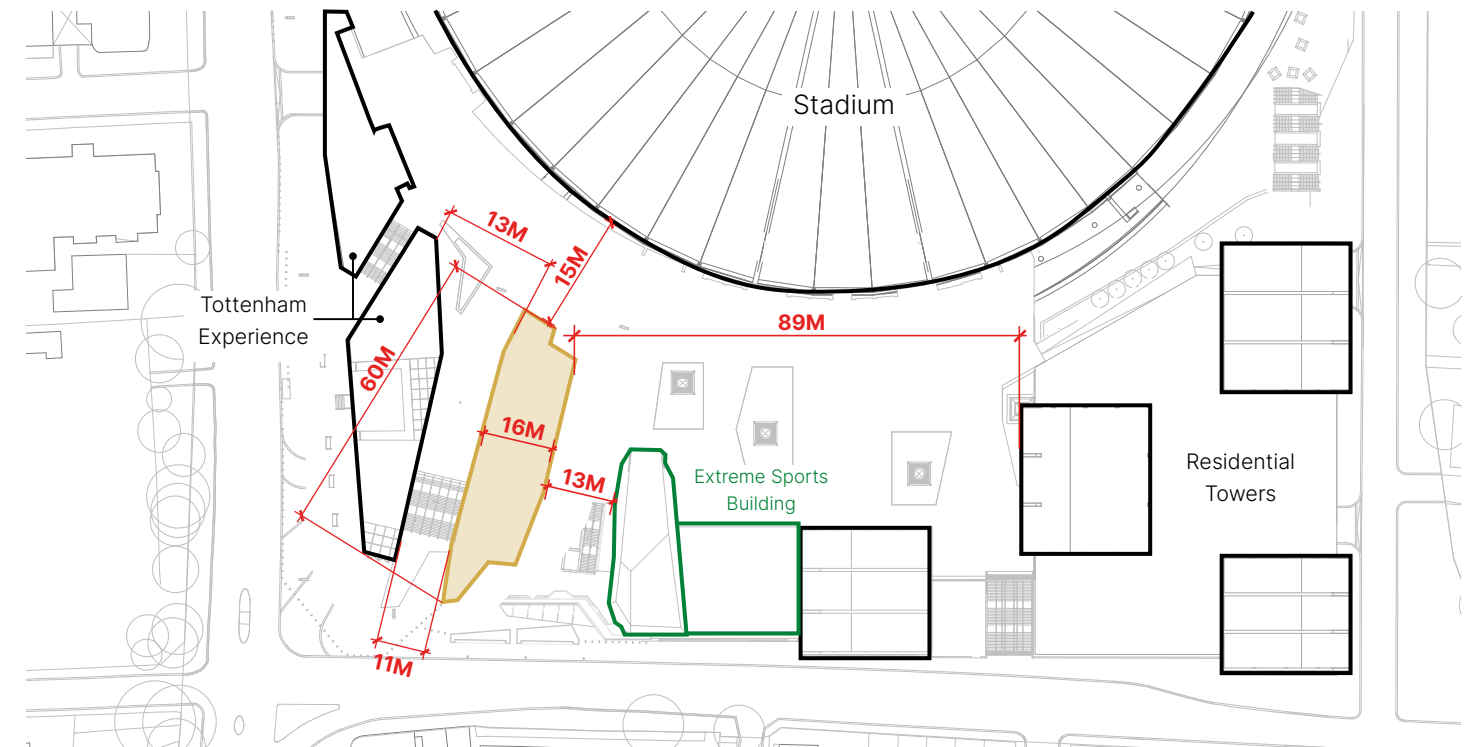


FIGURE 129. 2016 Approved NDP Scheme

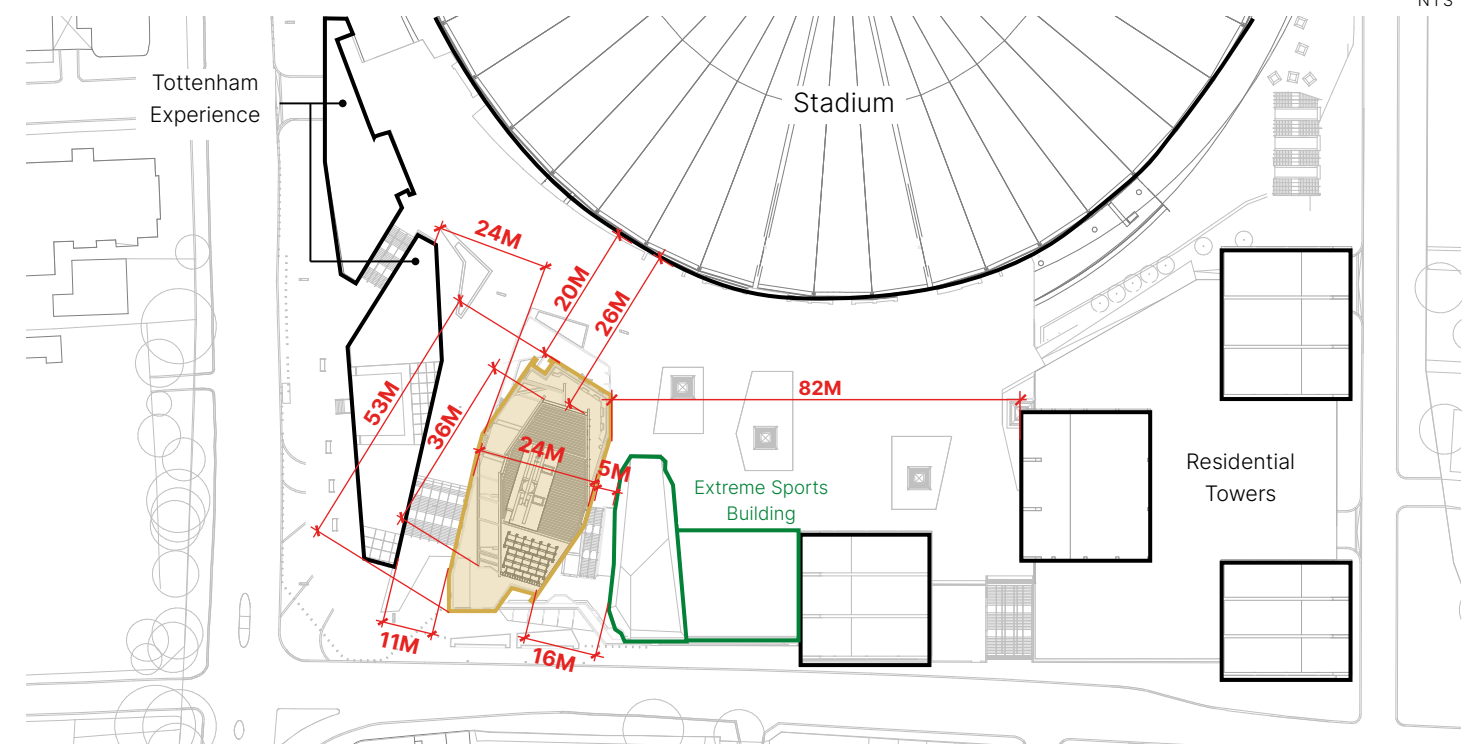


FIGURE 130. Proposed S73 Hotel



5.3 SCALE AND MASSING (CONTINUED)

5.3.5 SITE LAYOUT (CONTINUED)

Through the greater east-west width of the plan, the hotel building's east façade is now closer to the outline approved Plot 4 Extreme Sports Building, sitting at a c.5m offset. This has been reviewed for crowd flow implications and found to be satisfactory. Considering the anticipated leisure use of the accommodation within both the Hotel and Plot 4 building, it is felt this should not present any undue issues with regards to privacy or daylighting.

The Extreme Sports Building western façade will be majority solid in nature to facilitate its use as a climbing wall and dive tank (as indicated within the illustrative scheme). As all residential accommodation within the revised S73 Hotel proposals sit above the level of the Plot 4 approved parameters, it is considered that there are no privacy or overlooking issues with regards to the C3 uses of Plot 3.

On this basis it is felt that the revised Hotel scheme is entirely compatible with the approved outline scheme for the Extreme Sports Building on Plot 4.

In developing proposals for the revised Hotel building massing, consideration was also given to the potential remodelling of the Plot 4 proposals should alternative leisure uses be sought not requiring the very specific form envisaged to accommodate the activities considered at the scheme's original submission in 2015.

Whilst not forming part of the revised S73 NDP Hotel application, it was anticipated that any remodelling of the Plot 4 building would likely only serve to increase the spacing between the two buildings and create a greater degree of visibility to the top of the Stadium roof eave. It is considered that both of these effects could be understood as not detrimental or less preferable to the approved Extreme Sports Building when appreciating the mid and distant views, or experiencing the buildings at ground/ podium level.

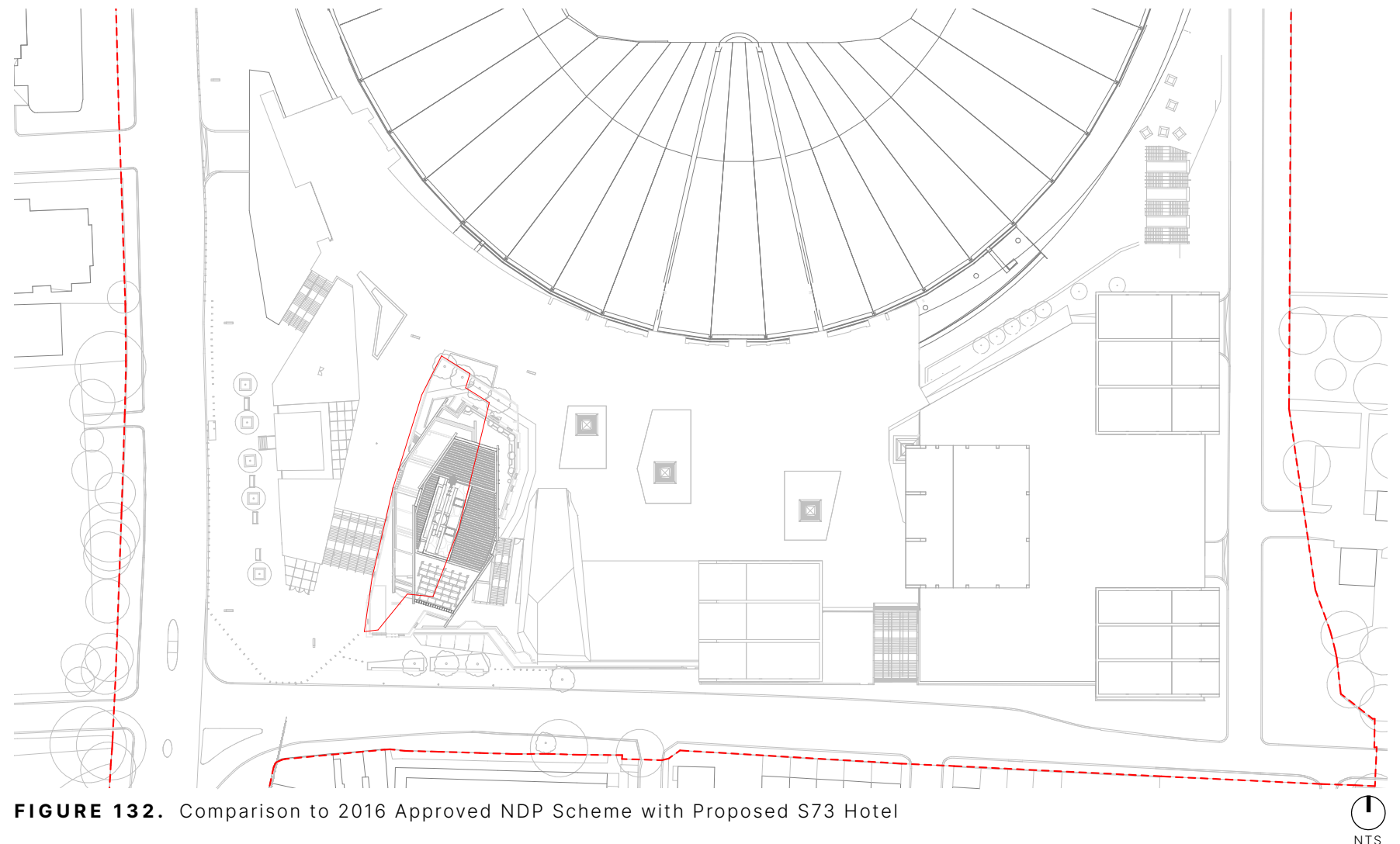


FIGURE 132. Comparison to 2016 Approved NDP Scheme with Proposed S73 Hotel



FIGURE 133. Massing Model of 2016 Approved NDP Scheme



FIGURE 134. Massing Model of 2016 Approved NDP Hotel and Alternate Massing for ESB



FIGURE 135. Proposed S73 Application NDP Hotel

5.3 SCALE AND MASSING (CONTINUED)

5.3.6 TOWNSCAPE AND HERITAGE

Recognising that the NDP Hotel site has been identified as suitable for tall buildings within the TAAP and benefits from an existing approval for a 22-storey hotel, the focus of the revised S73 Hotel scheme has been to further emphasise the successful principles previously agreed with regards to the building's role as a slender and legible wayfinding landmark to the wider area.

The approach to how the revised scheme sits within townscape and heritage views has similarly sought to build on the assessments undertaken during the initial submission, and to further develop those successful qualities identified within the original scheme. Careful consideration of the design has been made in relation to the distant, middle, and close views of the building, with the key design strategies and benefits outlined as follows: -

1. The revised Hotel is seen as part of the Stadium, Tottenham Experience and historic High Road buildings (Warmington House) family.
2. The increases in height of the revised scheme over the approval has sought to enhance the reading of the slenderness of the building and reduce its length. When considered as an overall composition with the stadium, the Hotel now reads as a more spire like vertical element complimenting the strongly horizontally emphasised stadium, whilst unifying the whole in the middle to distant views.
3. The distinctive profile and modulation of the massing of the revised scheme also reduces the perception of coalescence with the other tall buildings planned in close proximity, both within the NDP site and the adjoining HRWMF.
4. The Hotel's formal and material articulation draws cues from that of the existing family of buildings (Stadium, Tottenham Experience, and Warmington House):
 - The crisp, light and dynamic form of the 'planar blades' is derived from the stadium wrap and is the most visible in distant views;
 - The more textured cladding and warm amber bronze tones of the lower 'folding blades' links to the Tottenham Experience cladding and Warmington House masonry construction, where the building sits more closely within the streetscape and Conservation Area views.
5. The high-quality materials, façade articulation and clearly expressed top, middle and bottom of the scheme is coordinated to support the primary aim of accentuating the slender and dynamic reading of the building in views, not just from the north and south of the High Road, but also laterally from the east and west of the site.
6. The stadium is now an internationally recognised landmark and forms an important part of the area townscape. It is therefore considered positive that the revised scheme design, through the more angled and thinner profile of the hotel tower, increases visibility through to the stadium roof profile from the south and west.

Townscape and Heritage matters are covered in detail within the respective reports produced by City Designer and Cogent Heritage that accompany this application.



FIGURE 137. Slenderness preserved in High Road linear north / south views



FIGURE 138. Lower 'Folding Blade' connecting to High Road and Park Lane streetscape. 'Planar Blade' related to Stadium and sits more lightly against skyline



FIGURE 139. Stadium and Hotel horizontal and vertical relationship to anchor the whole NDP High Road frontage



FIGURE 141. The articulation of the facade 'planar blade' and 'folding blade' as viewed from Church Road

5.4 PUBLIC REALM: STREET LEVEL

The public frontage to the NDP Hotel scheme has been designed to be permeable both visually and with respect to pedestrian movement compared to the existing scheme, creating a smooth transition along the High Road and Park Lane.

This has been informed by crowd flow modelling to achieve a safe event day environment whilst maintaining accessible and active frontages year round and supporting the building's operation and servicing. The proposed public realm offers greater openness and clearer sight lines to both existing podium access (stairs and lift) as well as a visual connection to the extended podium edge at the upper level. A series of new public realm interventions have been proposed to ensure the street scape is enlivened and animated outside match and event days.

The revised landscape design at the junction between Park Lane and the High Road proposes a more civic entrance plaza/square. A raised table road surface is shown in order to encourage safer pedestrian and cycle access and permeability into the site, whilst respecting the Hotel building set down area. Full details with regards to the landscape scheme proposals are covered within Section 6 of this report.



01 Raised Table



02 Rain Gardens



03 Integrated Seating



04 Entrance Canopy

KEY

- NDP Application Boundary
- > Sight line to existing podium access

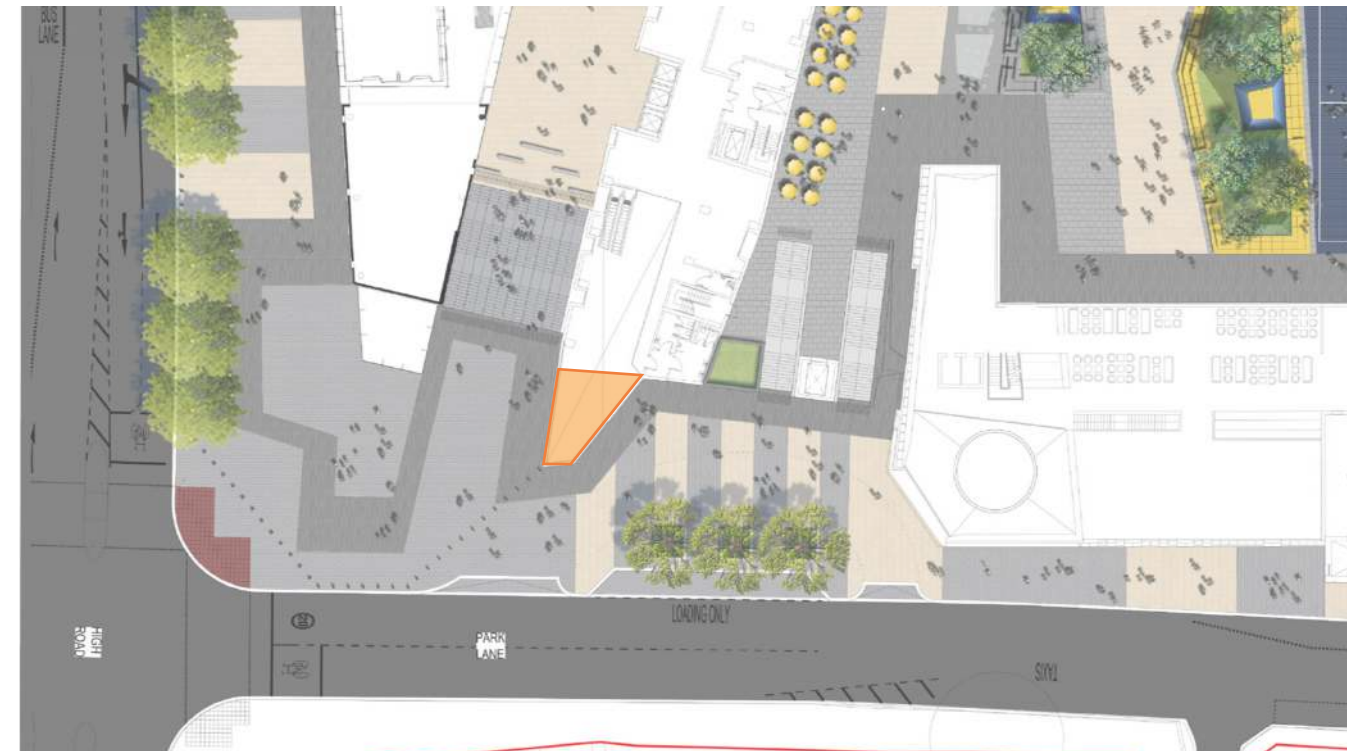


FIGURE 142. Approved Scheme - Public Realm at street level (Entrance lobby highlighted in orange)

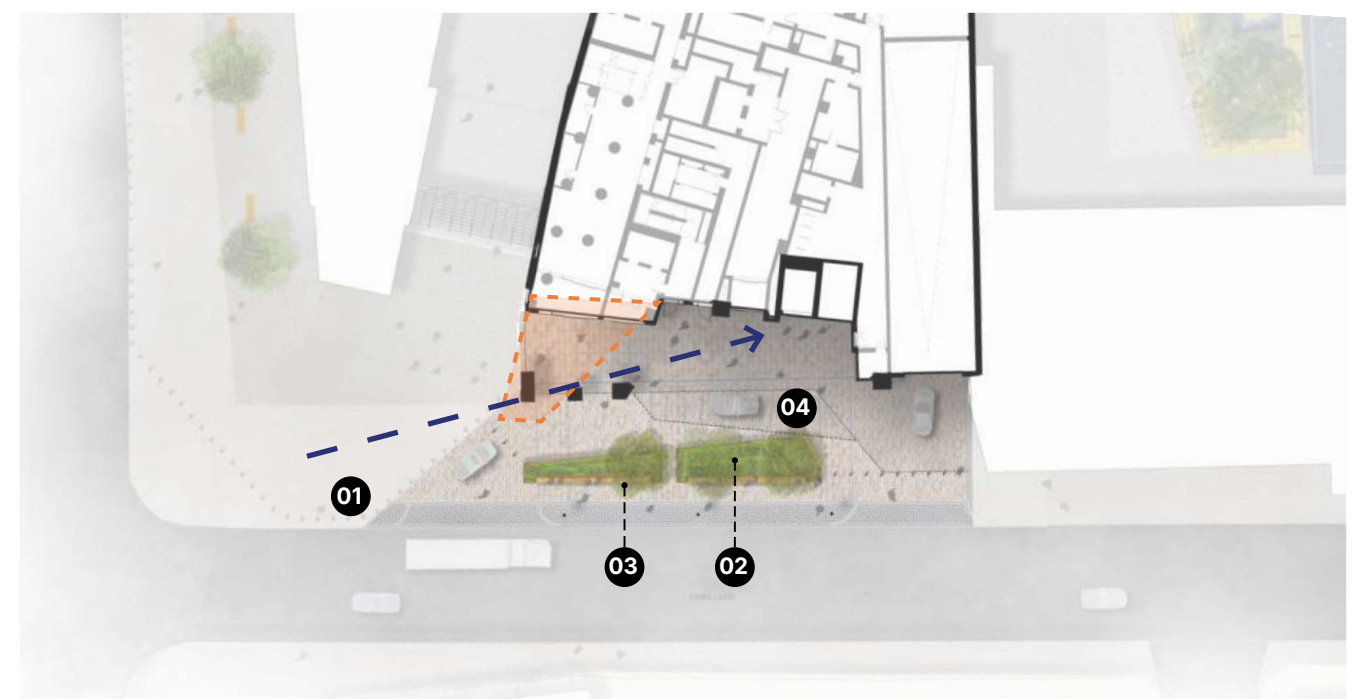


FIGURE 143. Proposed Illustrative Scheme - Public Realm at street level (previous lobby entrance highlighted to show increase in visibility through revised entrance lobby design)



FIGURE 144. Elevation view of Entrances to the Hotel, Residential and Amenity from Park Lane

5.5 BASE OF BUILDING: STREET AND PODIUM LEVEL

5.5.1 OVERVIEW

The solid pre-cast concrete materiality of the lower portion of the building has been carefully considered and selected. It is tactile, durable and approachable, softening the human experience of the building, whilst integrating into its surroundings.

The solid base of the hotel responds to the historic masonry building context of Tottenham and the High Road and creates a human scale to the base of the tower with that of the adjacent streetscape. The solid pre-cast concrete panels creates a complementary contrast to the tall glazed entrances at the street and podium levels as well as the higher levels.

The design of the base of the tower serves to mitigate microclimate conditions on street level at the entrance point to the Hotel and residential accommodation. It also serves as a deterrent to potential security and safety risks, as well as anti-social behaviour.

The glazed Hotel entrance acts as a lantern underneath the portico formed by a protecting 'folding blade' above. The glazing acts to provide passive way finding to the main front door of the building with a view to the activity within. The entrance to the apartments is also glazed and framed within the same facade, with good visibility from Park Lane / High Road. However it intentionally projects less than that of the Hotel lantern, recognising the hierarchy of entrances.

The base of the building on the northern elevation interfaces with the southern podium of the stadium. Following the same design strategy, the application of pre-cast concrete in this area creates an approachable and softer human experience while maintaining the continuity of the southern elevation, wrapping around the entire base of the building. It also provides views into the activation from the Hotel F&B activity taking place within the building.

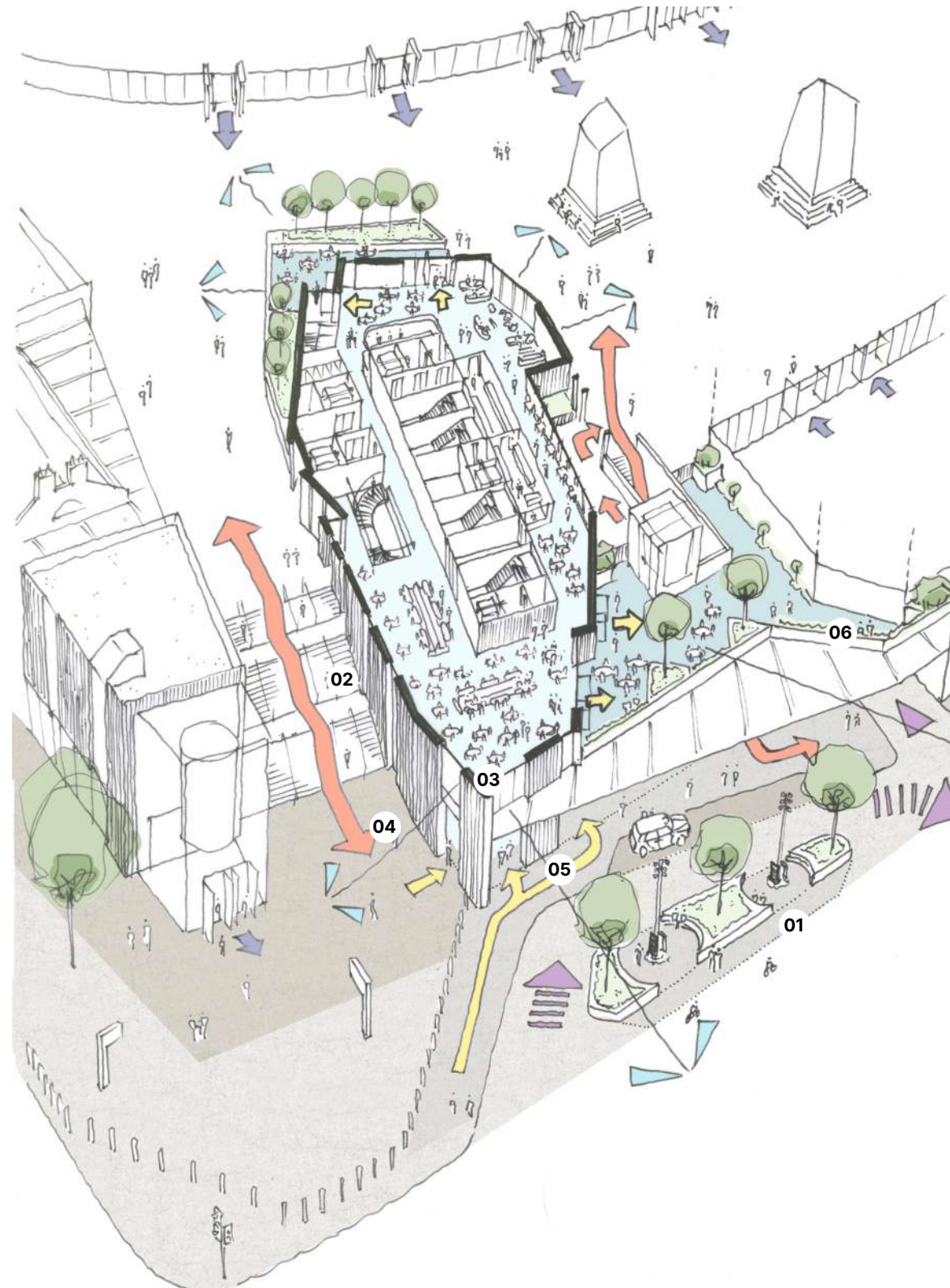


FIGURE 145. Concept Sketch - Tower Base at Ground and Podium



01 Integrated Seating and Planting



02 Materiality Reflecting Cast Iron Cladding



03 Daylight and Sunlight Permeability



04 Textured Pre-Cast Concrete Panels



05 Embossed Art Material at Ground Level



06 Perimeter Planting to Canopy

KEY

-  Public Route
-  Entertainment
-  Hotel Users
-  Parking Access
-  Vehicular Access

-  Views Out
-  Hotel Floorplate
-  Hotel Podium



FIGURE 146. Street level view of the glazed lantern Hotel lobby

5.5 BASE OF BUILDING: STREET AND PODIUM LEVEL (CONTINUED)

5.5.2 CREATIVE INTERVENTION / PUBLIC ART

The importance of public art is recognised and the design includes indicative areas where art installations can complement the design of the building and open space.

Through the articulation of the base of building, opportunities for creative interventions can be implemented at various areas around the building, including:-

- Free standing sculptures in Park Lane Plaza.
- Designs or relief patterns on the pre-cast facade panels at the base of the building
- Art work in the lobby of the hotel, further complementing the idea of creating a 'lantern' at the base of the building.
- Murals or public art work on the north-west facade of the podium level.

The Applicant's Business and Community Liaison Group (BCLG), will consult with the Haringey Culture Network, a group convened by Haringey Council, which consists of local arts and culture organisations within the borough.

The Applicant has also expressed the importance that the artwork should speak to and reflect the culture of the local Tottenham community. The Applicant will engage with Made By Tottenham, a local creative business directory featuring artists, designers, makers, and other creatives based locally.

Made by Tottenham and artists will be invited to submit their ideas on creative interventions that showcase works of local artists and create pieces of art of sculpture inspired by the area of Tottenham.

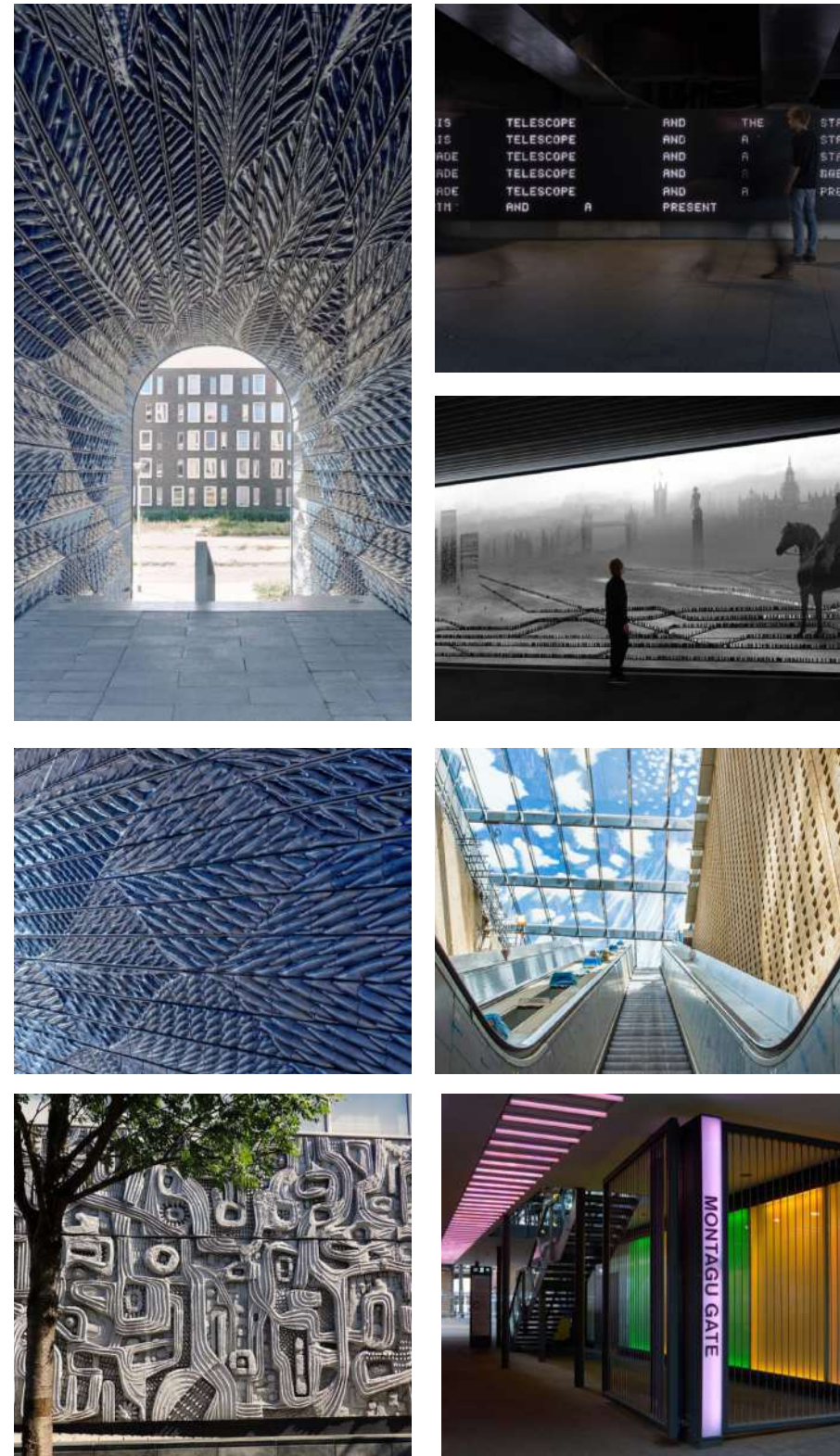


FIGURE 147. Public Art Precedents

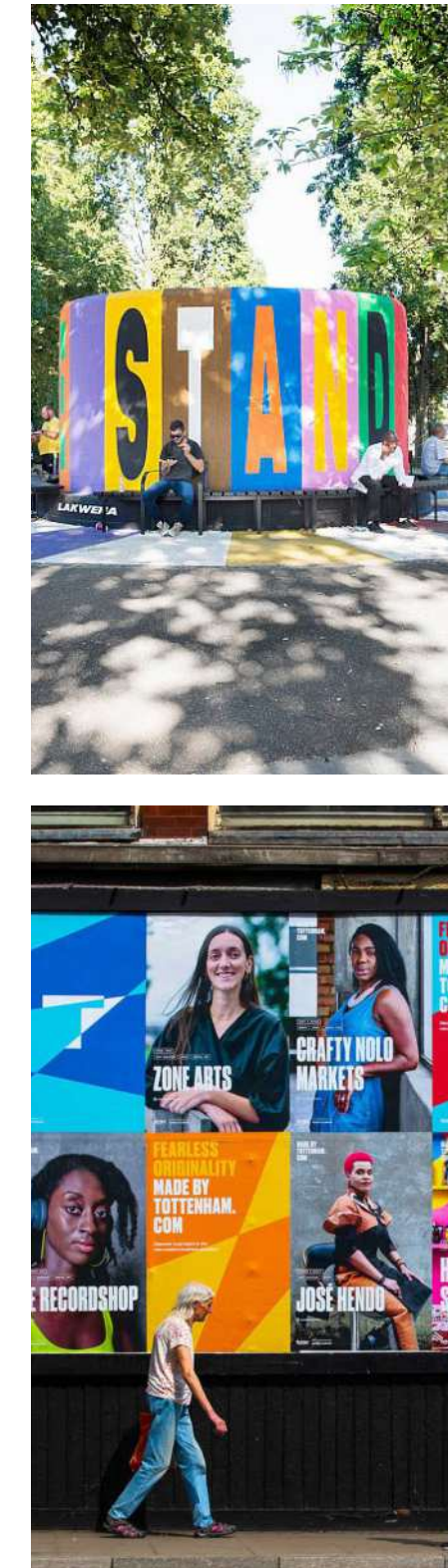


FIGURE 148. Made By Tottenham

MADE BY TOTTENHAM

- ALL CRAFT & MAKING
- MEDIA, FILM & PHOTOGRAPHY
- VISUAL ARTS FASHION & BEAUTY
- MUSIC & PERFORMING ARTS
- FESTIVALS
- ARCHITECTURE & DESIGN
- TECHNOLOGY BUSINESS

By Category

- ANIMATION ARCHITECTURE ART
- ARTS EDUCATION BEAUTY
- BLACK WOMEN BROADCAST
- CIRCUS CO-WORKING SPACE
- COMEDY CONTENT CRAFT
- CRAFT MAKING FESTIVALS DANCE
- DESIGN DIGITAL ART
- DIGITAL DESIGN DIRECTORY
- EVENT EXPERIENTIAL DESIGN
- FASHION FESTIVAL FILM
- FINE ART FURNITURE
- GRAPHIC DESIGN HISTORY
- ILLUSTRATION INTERIOR DESIGN
- IT JOBS
- LITERATURE AND WRITING
- LIVE MUSIC MAKER
- MANUFACTURING MARKET
- MARKETING MEDIA MIXED MEDIA
- MUSIC PERFORMANCE
- PERFORMING ARTS PHOTOGRAPHY
- PRINT PRODUCT
- PRODUCT DESIGN PUBLISHING
- SOCIAL MEDIA SOFTWARE
- STUDIO STUDIOS SURVEY
- VENUE WORKSPACE WRITING

5.5 BASE OF BUILDING: STREET AND PODIUM LEVEL (CONTINUED)

CREATIVE INTERVENTION / PUBLIC ART (CONTINUED)

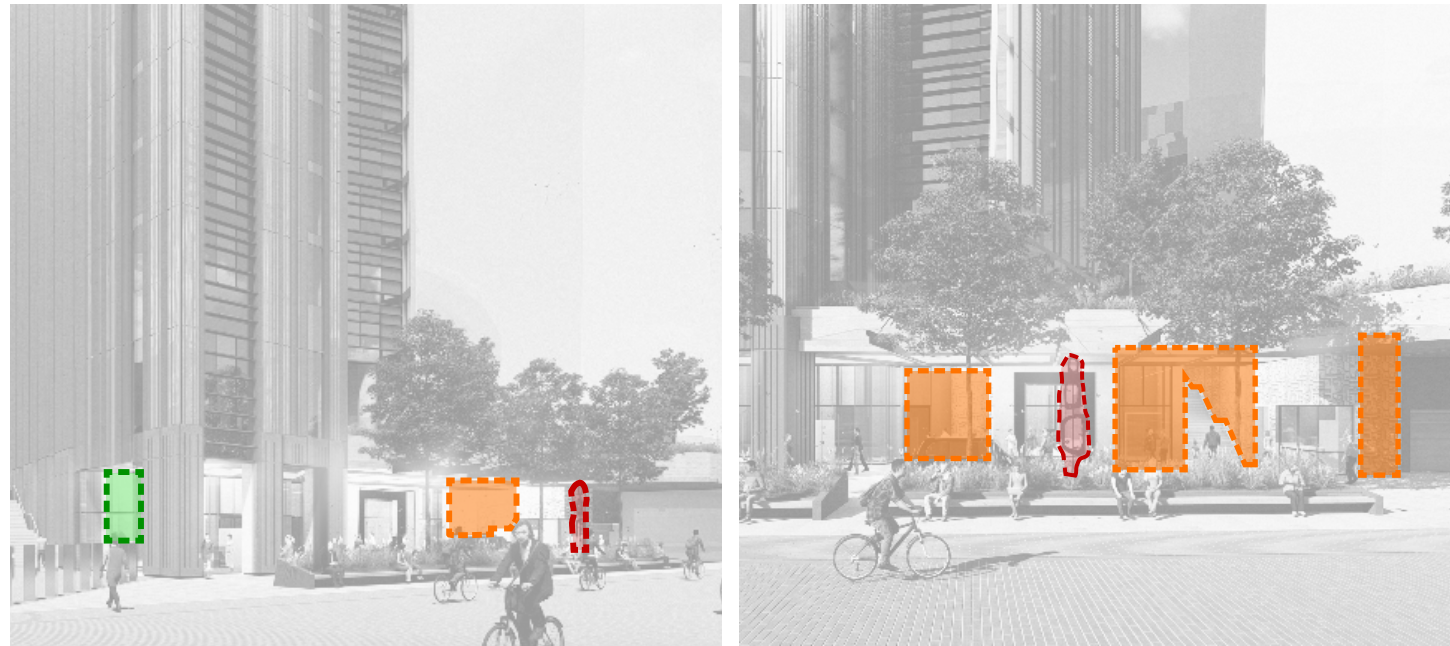


FIGURE 149. Indicative diagrams for proposed art opportunity on ground floor

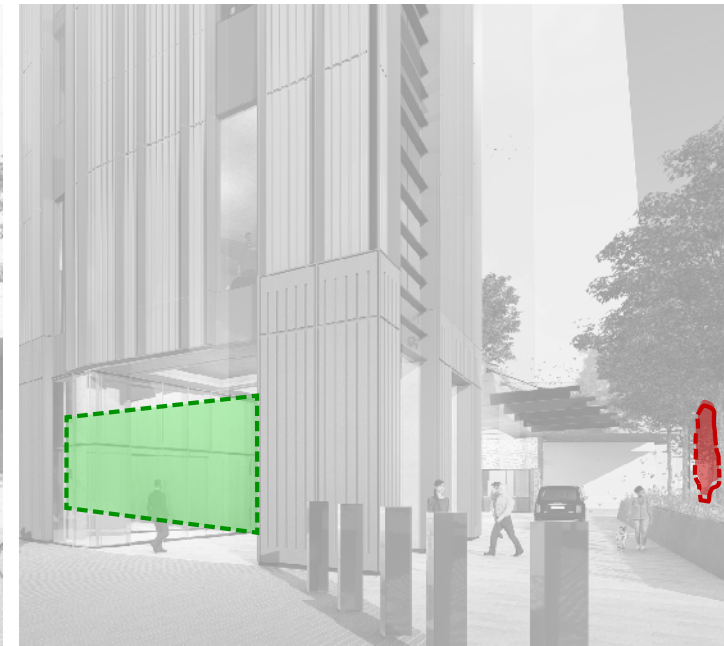


FIGURE 151. Indicative diagram for proposed opportunities for creative intervention

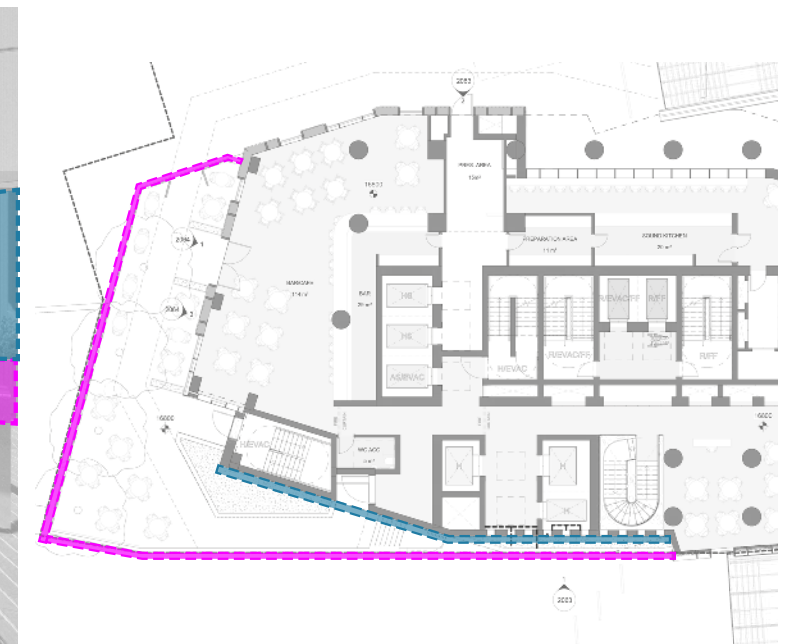
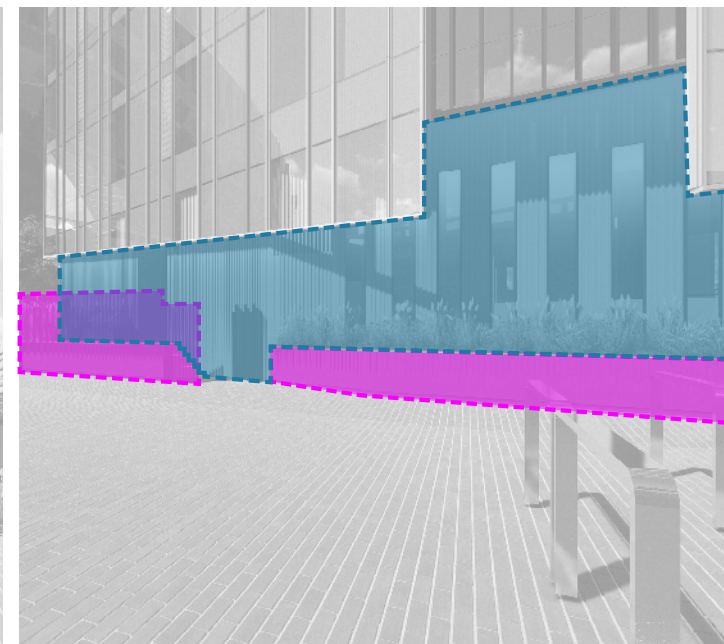


FIGURE 152. First Floor Plan

KEY

- | | |
|---------------------------|--------------------|
| Internal hotel lobby wall | Screen and Planter |
| South walls facade panels | Sculpture |
| West wall facade panels | |

5.5 BASE OF BUILDING: STREET AND PODIUM LEVEL (CONTINUED)

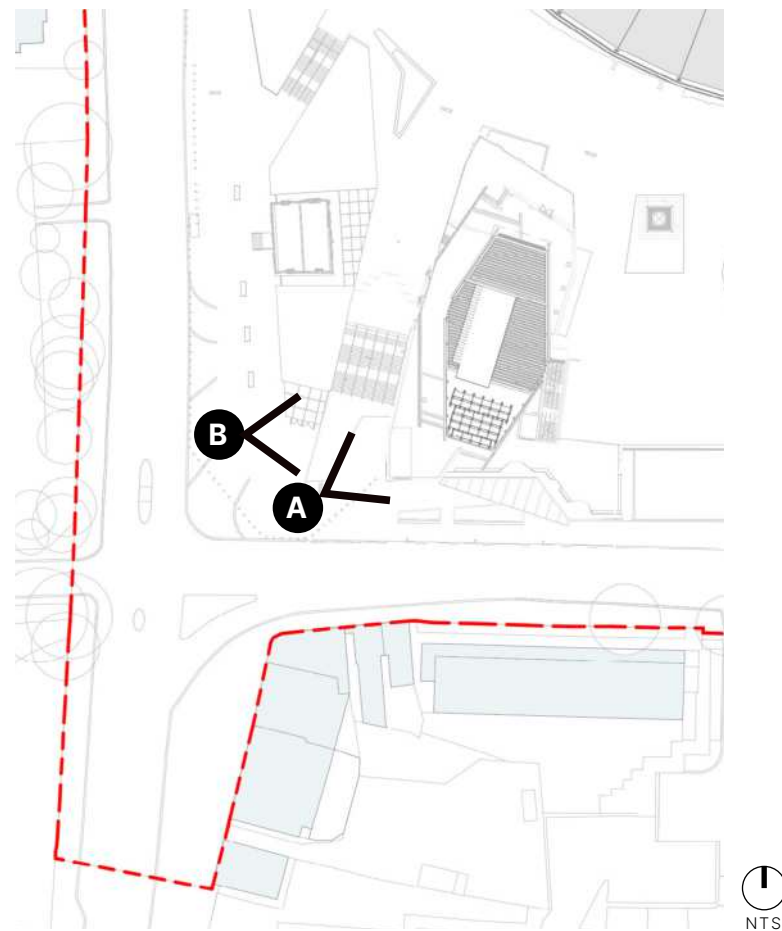


FIGURE 155. Key Plan



FIGURE 153. View from South West Approach



FIGURE 154. View of Lantern at Base of Building

5.5 BASE OF BUILDING: STREET AND PODIUM LEVEL (CONTINUED)

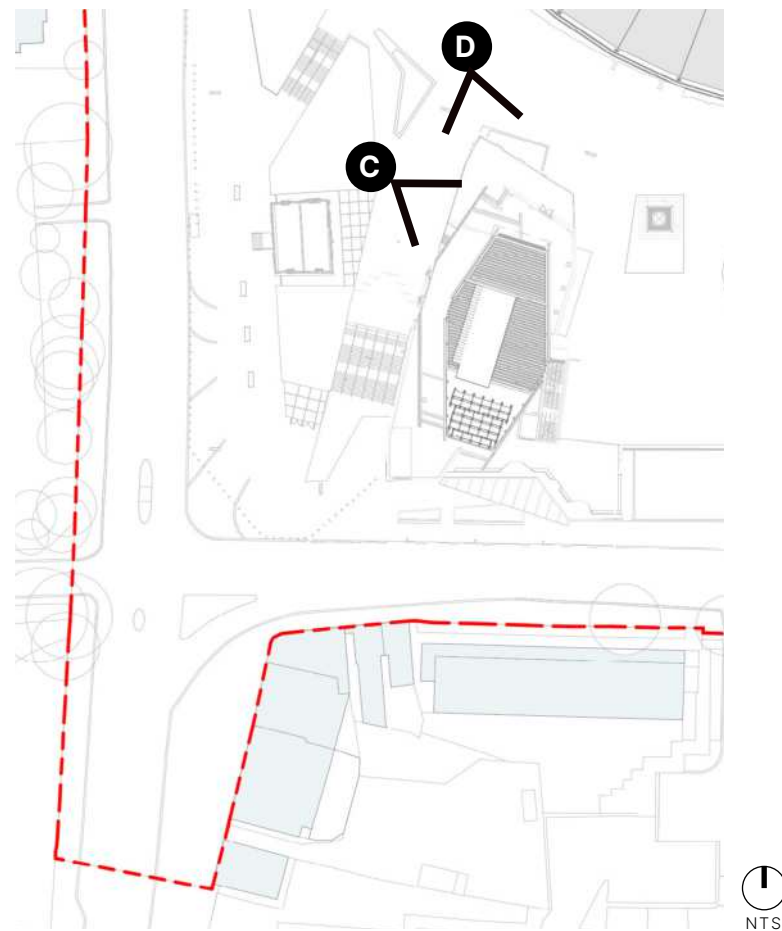


FIGURE 156. Key Plan



FIGURE 157. View of the 'planar blades' hovering over the recessed plinth at podium level



FIGURE 158. View of 'planar blade' meeting the 'folding blade' at podium level



FIGURE 160. Aerial view of the crisp oversailing 'Planar Blades' at the top of tower

5.6 TOP OF BUILDING: EXPRESSION OF A LANDMARK

The proposed increase in height for the S73 application is founded in the desire to create a landmark building as a legible marker of both, the overall NDP site, and wider area regeneration over that of the consented scheme.

The Hotel building has been considered as a total composition with the Stadium and Tottenham Experience with the facade of the 'planar blades' referencing the tonality, dynamic angles and rhythm of the rolled 'wrap' around the Stadium. These flowing chamfered angles are echoed within the Hotel tower top articulation.

Given the visibility of the proposed tower and its immediate location next to the stadium, it is appropriate that the scheme acts as a landmark for the area. The design is responsive to the built and cultural context, ensuring the tower is rooted in this part of Tottenham.

The distinctive angled silhouette adheres to the concept of the 'blades,' with slenderness and dynamism being a key character in the design development, leading the eye upwards to the spire like top. A subtle tapering of vertical facade of 'planar blades' that run from ground to top also accentuates verticality of the composition.

The crisp oversailing 'planar blades' conceal roof level plant, maintenance equipment and photovoltaic arrays from view, preserving the impact of the clean blade geometry.

The lighting strategy has also been developed to reinforce the strip element of the facade at night on the northern and southern elevations, as well as create a halo illumination to the upper most portions of the blades, recognising the building's landmarking role.



FIGURE 163. Aerial View of Top of Tower



FIGURE 164. Night View of Hotel

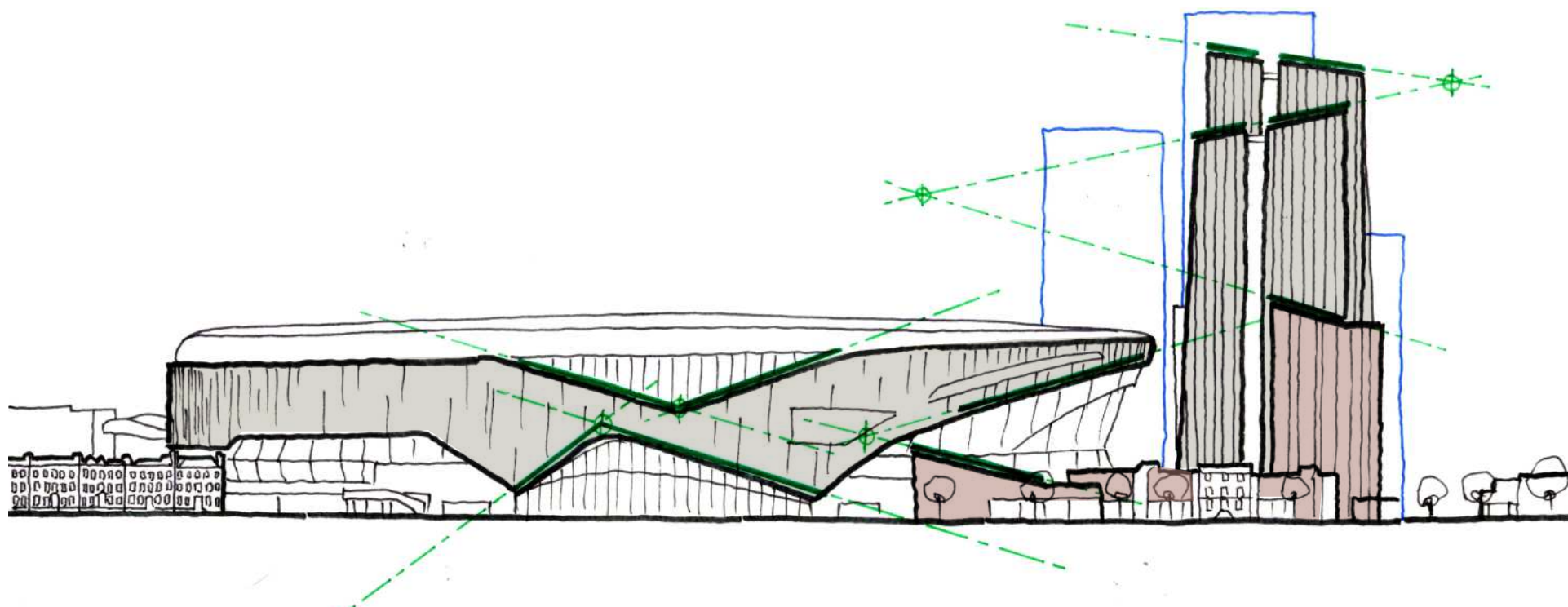
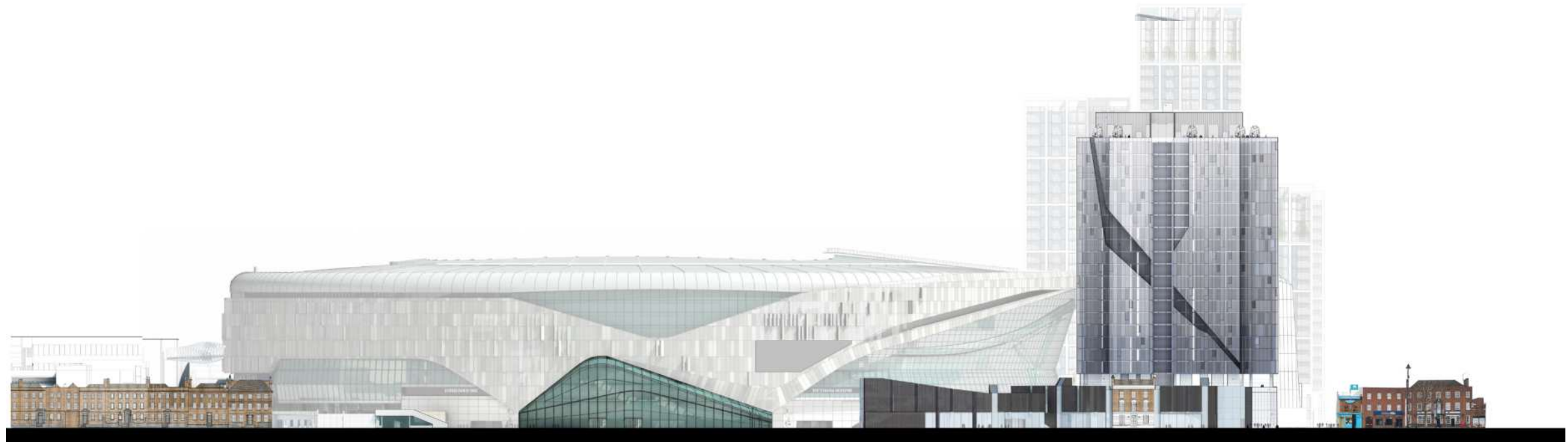
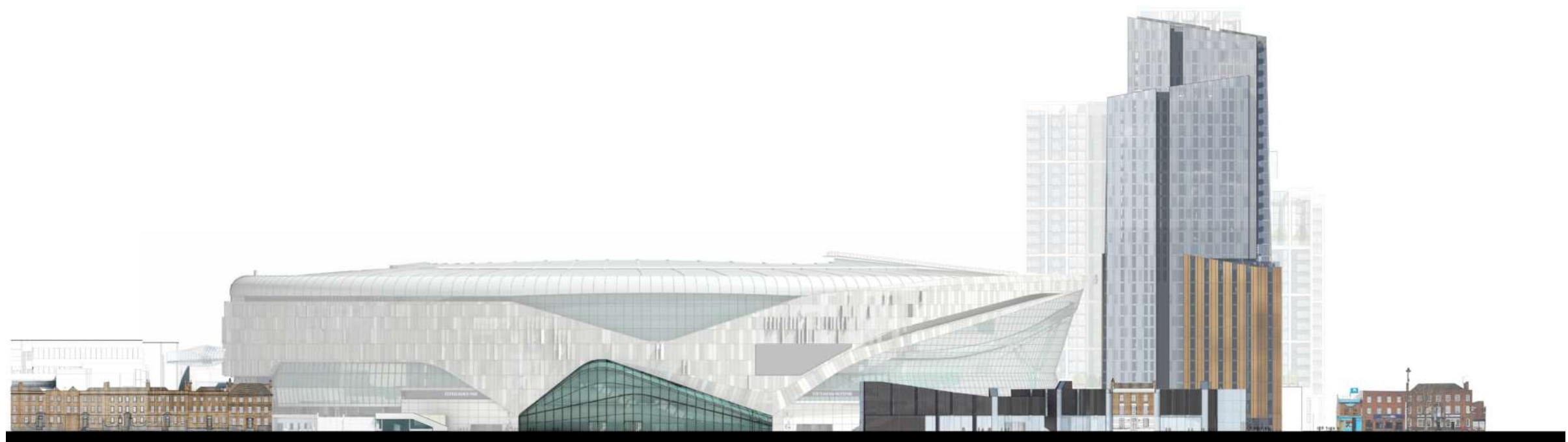


FIGURE 165. Concept diagram: Top of Tower Responding to the Built Context of Stadium and Tottenham Experience

5.6 TOP OF BUILDING: EXPRESSION OF A LANDMARK (CONTINUED)

**FIGURE 166.** High Road Elevation with 2016 Approved Scheme**FIGURE 167.** High Road Elevation with Proposed Scheme